



CITIZEN ACADEMY

OFFICE OF HOUSING



Tamara Jovovic, Housing Program Manager
Fall 2021

Office of Housing



16*-member strong

* ARPA \$ are supporting expansion of landlord-tenant work (7/21-12/24)



Provides landlord-tenant services (complaint resolution, mediation, and relocation assistance); eviction prevention



Develops affordable housing policy



Conducts fair housing testing and training



Provides loans and technical assistance to partners



Provides home purchase assistance and training, foreclosure prevention, and condo governance education



Works to secure affordable units through development



Runs home rehabilitation loan program, and manages rental accessibility grants

Alexandria Redevelopment and Housing Authority (ARHA)



Owens and operates public housing and affordable housing, including units that serve Alexandria's lowest income residents

VOUCHERS:
~1,711 leased
out of 1,935
allocated

Administers Housing Choice (Section 8) Voucher (HCV) program to provide greater access to housing on the private market



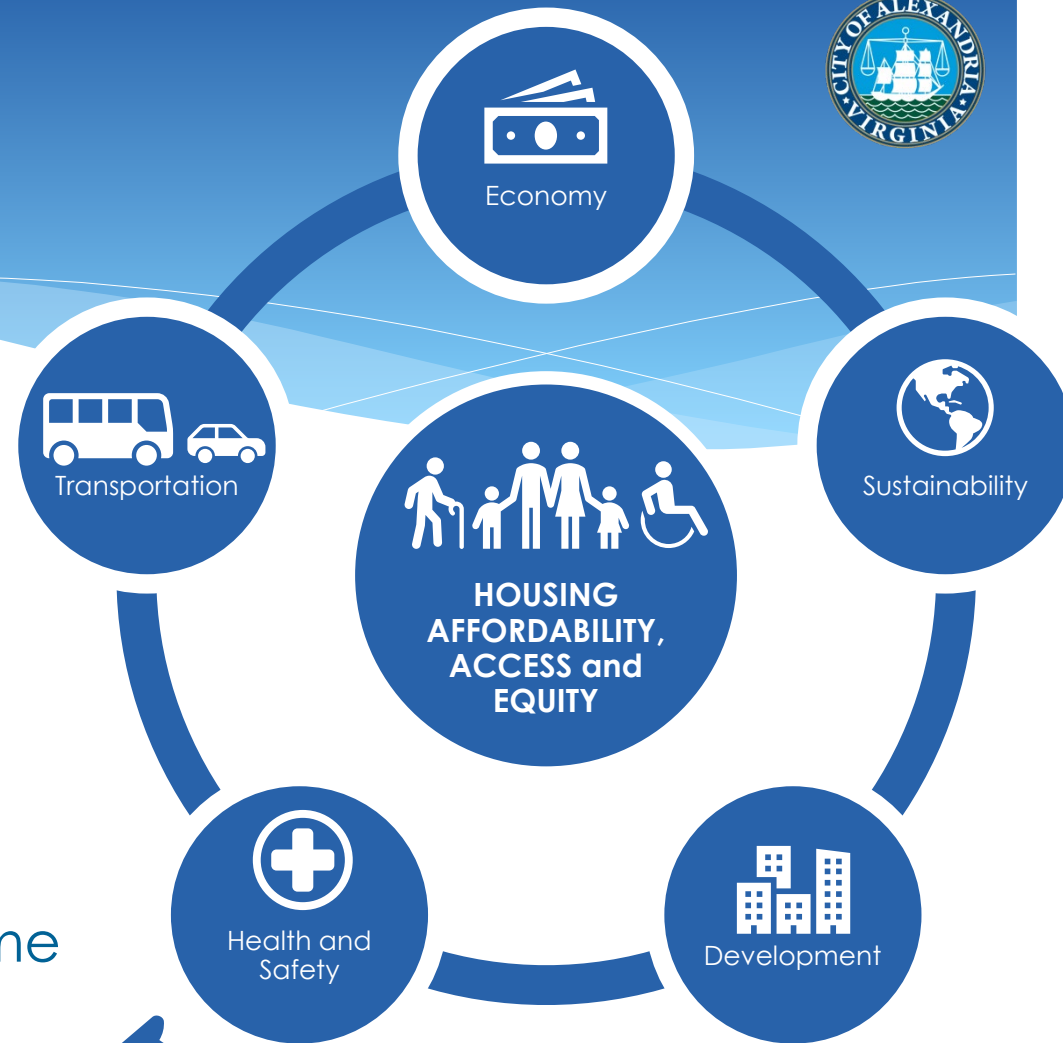
9-member ARHA Board of Commissioners appointed by City Council

HCVs expand housing choice for eligible tenants by subsidizing rent payments up to the Small Area Fair Market Rent; HCV holders typically pay 30% of household income on rent and utilities. In July 2020, the State of Virginia passed a law that prevents rental properties with more than 4 units from discriminating based on source of income.

2013 Housing Master Plan



- **Housing for All**
- **Housing options** at all incomes, life stages, and abilities
 - ✓ Healthy and safe
 - ✓ Energy efficient
 - ✓ Accessible
- **Citywide distribution** of affordable units to foster racial, social and cultural diversity and mixed-income communities
- Emphasis on opportunities in neighborhoods with **strong access** to transit, jobs, and services



2021 ALL Alexandria Resolution: commitment to achieving Racial and Social Equity

WHO CAN AFFORD TO RENT IN THE CITY?

Typical Hourly Wages:

Fast Food Worker: \$12.65
Housekeeper: \$14.13
City Lifeguard: \$15.15
City Temporary Recreation Leader II: \$15.71
Costco Hourly Employee (starting): \$16.00
Bank Teller: \$17.22
ACPS Building Engineer I: \$17.42 (Grade 14)
Pharmacy Technician: \$18.35
ACPS Bus Driver: \$19.34 (Grade 3)
Solar Photovoltaic Installers: \$20.23
Travel Agent: \$21.18
ACPS School Nutrition Manager III: \$21.43 (Grade 21)
ACPS Teacher w/Bachelor's Degree (Step 1, 219-day contract): \$26.66
City Urban Planner II (starting): \$27.32
Interior Designer: \$28.04
Heating and Air Mechanics and Installers: \$29.54
City Senior Therapist (starting): \$30.12
ACPS Teacher w/Master's Degree (Step 1, 219-day contract): \$30.43
Electrical Power-Line Installers and Repairers: \$34.44
Graphic Designers: \$35.41
City Fleet Services Division Chief (starting): \$36.61
Dental Hygienist: \$44.99
Civil Engineer: \$45.75
Construction Manager: \$50.92

\$36.88/hr

(~\$76,710/yr)

Approximate hourly wage needed in 2020 to rent an average 1-bedroom apartment in the City (rent assumed to equal 30% of gross income)

Sources: Bureau of Labor Statistics, 2019 Occupational Employment Statistics (<https://data.bls.gov/oes>) with 2% inflationary multiplier; City of Alexandria Public Schools 2020-21 Salary Scales; City of Alexandria Job, ACPS, and Library Opportunities webpage (March 2, 2021); City of Alexandria 2020 Market Rent Survey Wage: ((average rent/.3)*12 months)/2,080 work hours per year

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WHY IS AFFORDABLE HOUSING IMPORTANT?





HOUSING OPPORTUNITY

MARKET AFFORDABLE (~7,000 in 2021)

non-subsidized units affordable due to their age, amenities, condition, and/or location

COMMITTED AFFORDABLE (~4,700 in 2021)

units receiving assistance (local and/or federal) or made affordable through developer contributions

AFFORDABLE CONDOMINIUMS (~5,800 in 2021)

units assessed up to \$249,000

Rental and for-sale set-aside units secured through development process, including through bonus density and height

Publicly assisted housing units (public housing, nonprofit housing projects, HUD-funded affordable units in privately-owned properties)

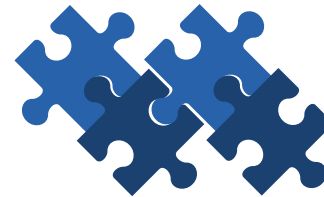
82,892 Estimated
number of residential units in
the City (2021)

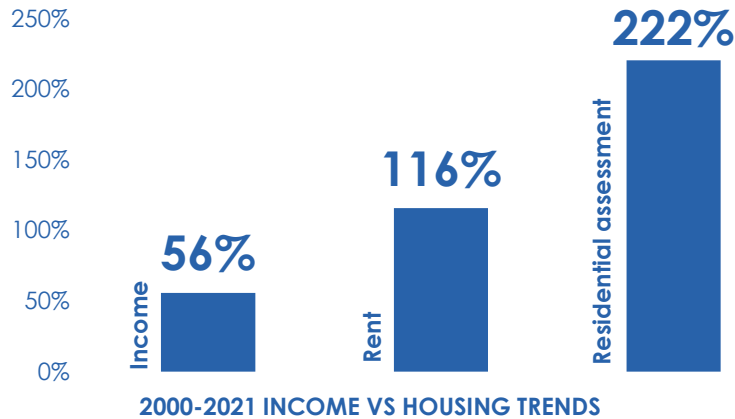


New rental and
assessment data will
become available in the
spring!



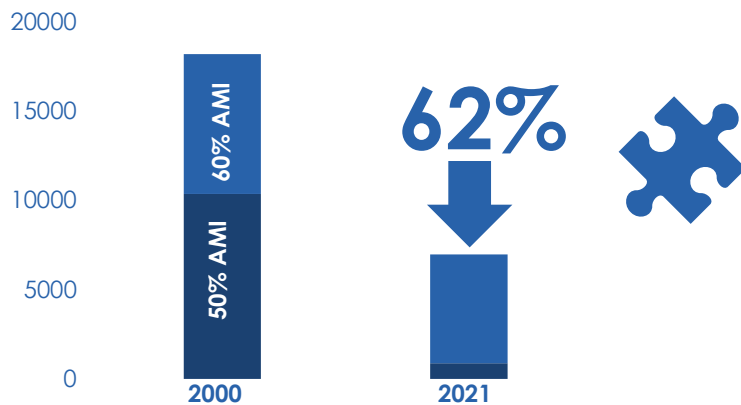
DEMAND FOR AFFORDABLE HOUSING DRIVEN BY...





 Growing gap in income vs housing costs

 Federal housing funding trends



 Loss of ~**11,200*** market-affordable units (2000-2021) *part of reduction in loss since 2020 attributed to pandemic

 Demographic changes

 **15%** GROWTH IN ACCOMMODATION AND FOOD SERVICES JOBS

 **15%** GROWTH IN CONSTRUCTION JOBS

 **27%** GROWTH IN HEALTH CARE AND SOCIAL ASSISTANCE JOBS

 Projected local job growth in lower-wage sectors (2014-2024)

Source: Virginia Employment Commission, Economic Information & Analytics, Long Term Industry and Occupational Projections, 2014-2024.

(w/incomes up to \$75,000)

Source: 2015--2019 American Community Survey 5-Year Estimates

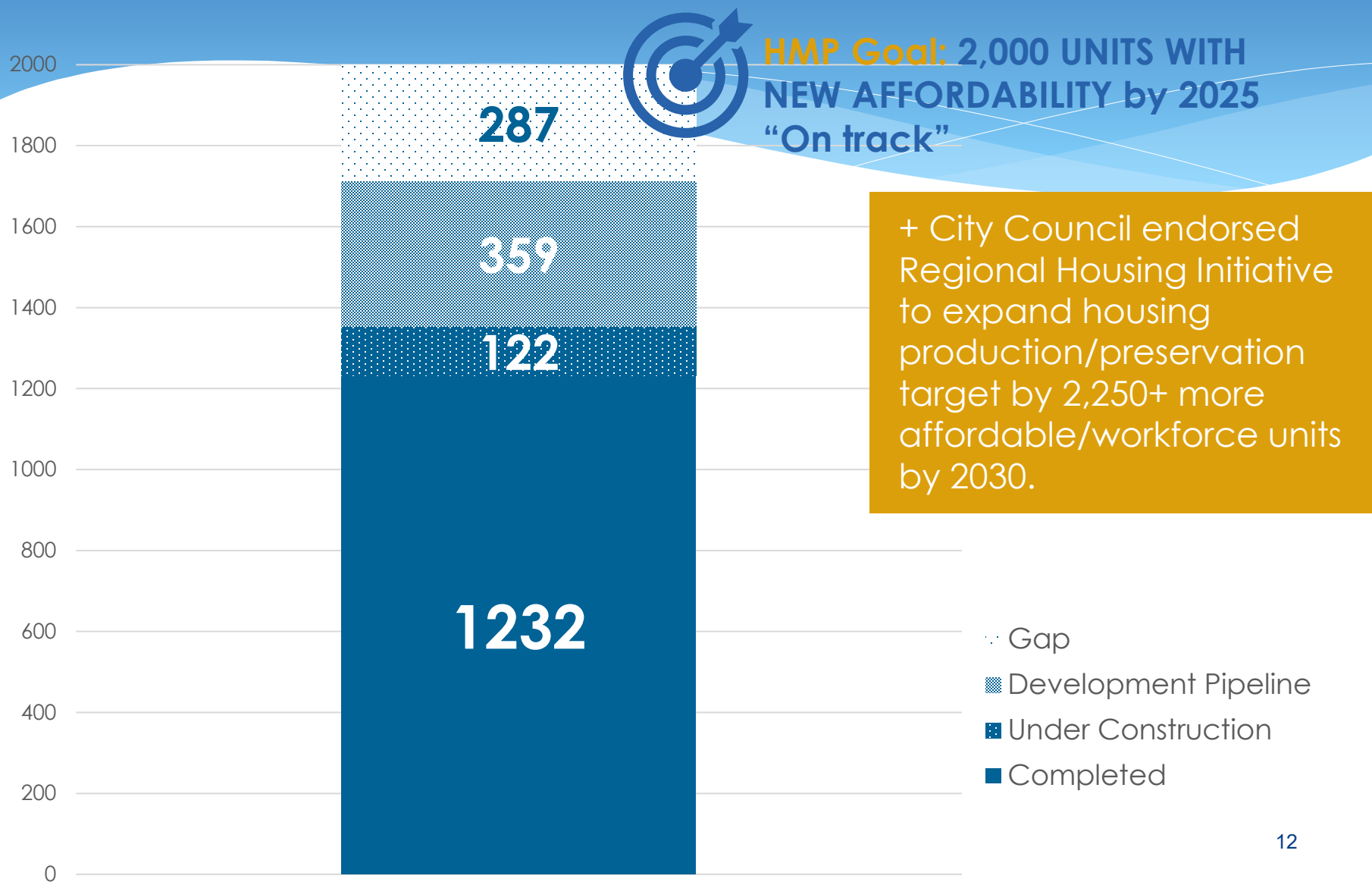


72% of Alexandrian's workforce lives outside the City



Housing Master Plan Progress

January 2014-June 2021

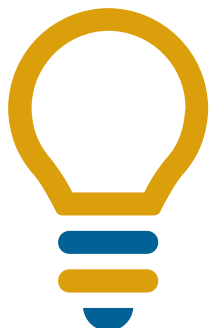




PLANNING + ZONING +
FINANCING +
POLICIES/PROCEDURES



PARTNERSHIPS



INNOVATION

HOW
AFFORDABLE
HOMES GET BUILT,
PRESERVED, &
ENHANCED

CITY INVESTMENT NEEDED TO CONSTRUCT
ONE NEW AFFORDABLE UNIT

TOOLS: BONUS DENSITY + HEIGHT;
RMF ZONE



UNDER DEVELOPMENT:
NEW ZONING FOR HOUSING
TOOLS

TOOLS: DEVELOPER
CONTRIBUTIONS TO HOUSING TRUST
FUND + REVENUE FROM MEALS TAX
INCREASE + HOME/CDBG + **NEW:** VH
AMAZON IMPACT GRANT +
AMAZON HOUSING EQUITY FUND

TOOLS: POLICES AND PROCEDURES

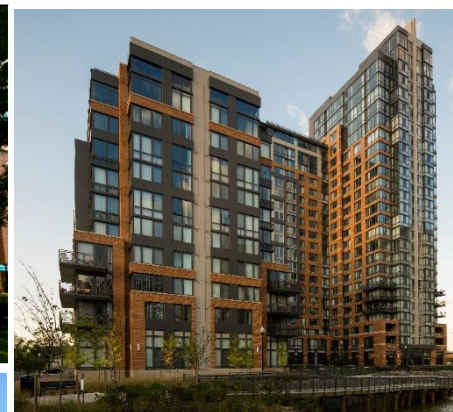
TODAY'S
CHALLENGE!

\$40k

\$80-\$95k+

2013

2020



INNOVATIVE APPROACHES & PARTNERSHIPS!

- SET-ASIDE UNITS IN PRIVATE DEVELOPMENT
- 100% AFFORDABLE OR MIXED-INCOME
- CO-LOCATED WITH PUBLIC AND/OR COMMERCIAL USE
- BUILT ON PUBLIC LAND
- INFILL WITH GROUND LEASE
- DEVELOPMENT RIGHTS IN LARGER PROJECT
- PARTNERSHIP WITH FAITH-BASED INSTITUTION
- SENIOR HOUSING
- MIXED-ABILITY, MIXED-TENURE
- AFFORDABLE HOMEOWNERSHIP
- JOINT VENTURE WITH PRIVATE SECTOR
- PRESERVATION THROUGH INVESTMENT or REDEVELOPMENT
- REPOSITIONING PUBLIC HOUSING

Challenges



1. Cost of achieving deeper levels of affordability (30-40% AMI)
2. Land availability and cost
3. Statewide competition for affordable housing funding
4. Preservation of assisted properties and expiration of affordability
5. Pairing housing with services and care

Opportunities



1. Housing policy studies/initiatives
 - a. Zoning for Housing
 - b. ALL Alexandria - Achieving Racial and Social Equity
2. Development pipeline
 - a. New construction projects – rental and for-sale
 - b. Preservation projects
 - c. ARHA redevelopment and repositioning process
3. Small area planning and implementation
4. Affordable homeownership

Contact Us!

Office of Housing
421 King Street, Suite 215
703-746-4990

alexandriava.gov/Housing

703-746-3097 (Tamara Jovovic, Housing Program Manager)
703-746-3084 (Brandi Collins, Housing Program Manager)
703-746-3083 (Virginia Patton, Relocation Housing Program Manager)*
703-746-3087 (Vicente Espinoza, Homeownership Specialist)*
703-746-3091 (Arthur Thomas, Home Rehabilitation Specialist)
703-746-3086 (Gwen Lassiter, Landlord-Tenant Relations)
703-746-3080 (Goodman Okpara, Fair Housing Specialist)

*Se habla Español





Reference Slides

Resources



- Sign up for [eNews](#) (select “Housing” option)
- COVID-19 Housing Resources, including Eviction and Foreclosure Prevention: alexandriava.gov/114737
- Housing Publications: alexandriava.gov/74632
- Renter Resources: alexandriava.gov/74591
- Homeowner Resources: alexandriava.gov/97057
- Homebuyer Resources: alexandriava.gov/74590
- Alexandria Housing Affordability Advisory Committee (AHAAC): alexandriava.gov/74631

Public Housing & HCV (Section 8) Waiting List



37,741

Applicants on
public housing
waiting lists

6,621

households with
incomes below
\$50,000/yr spend
50% or more of
income on
housing-related
costs

Source: 2015-2019 American
Community Survey 5-Year
Estimates

43%

earn less
than \$10,000

9%

are
disabled

Source: ARHA June 2021



Affordability Defined

| 2021 Area Median Income | 1-Person Household | 4-Person Household | |
|-------------------------|--------------------|--------------------|------------------------------------|
| 20% AMI and below | Up to \$18,060 | Up to \$25,800 | COMMITTED AFFORDABLE RENTALS |
| 30% AMI | \$27,100 | \$38,700 | |
| 40% AMI | \$36,120 | \$51,600 | |
| 50% AMI | \$45,150 | \$64,500 | |
| 60% AMI | \$54,180 | \$77,400 | COMMITTED AFFORDABLE HOMEOWNERSHIP |
| 80% AMI | \$72,240 | \$103,200 | |
| 100% AMI | \$90,300 | \$129,000 | |

Sources: 2021 HUD Income Limits for 30% and 50% AMI for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Fair Market Rent Area; FY 2021 Multifamily Tax Subsidy Project Income Limits for 60% AMI; and Office of Housing for 40% AMI and Mathematical 80% AMI

The Partnership to Prevent & End Homelessness



The Partnership to Prevent and End Homelessness
in the City of Alexandria

- Community-wide planning to end homelessness
- Funding to rapidly rehouse individuals and families
- Promotes access to resources
- Optimizes self-sufficiency
- Monitors community performance

COVID-19 Housing Resources, including Eviction and Foreclosure Prevention: alexandriava.gov/114737

Homeownership Resources and Initiatives



- [SPARC funding](#) – reduced interest funding for first time homebuyers now available
- Exploring new homeownership models at the regional level
- Strengthening condominium communities through capacity building and training
 - Register for upcoming free workshops, covering a variety of practical topics specific to effect condominium governance, budgeting, and strategic planning) at alexandriava.gov/97057



Free first-time homebuyer trainings will be held in October-December in English and Spanish. Sign up for eNews (Housing)!